

EXHIBIT C

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

FREEMAN, FREEMAN & SMILEY
3415 SEPULVEDA BOULEVARD, SUITE 1200
LOS ANGELES, CA 90034
ATTN.: BRUCE M. SMILEY, ESQ.

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

4:41 PM NOV 18 1996

96-1865507

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

CONOPCO, INC.
800 SYLVAN AVENUE
ENGLEWOOD CLIFFS, NEW JERSEY 07632

FEE \$ 48 W 8

A. F. N. F. CODE 94

QUITCLAIM DEED

NCPF Code 19 \$ 24

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ - None -

— Computed on value of property conveyed; OR
— Computed on value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CONOPCO, INC., a New York corporation, successor by merger to LAWRY'S FOODS, INC., a Delaware corporation,
does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

THOMAS J. LIPTON, INC., a Delaware corporation,

all right, title and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described on Exhibit "A" attached hereto and incorporated herein by this reference.

*The purpose of this conveyance is to correct a typographical error in Parcel 18 of the legal description contained in the Deed recorded in the official records of Los Angeles County on December 30, 1988 as document number 88-2091531 and re-recorded on May 16, 1991, as document number 91-715441. The Grantor and Grantee in this conveyance are comprised of the same parties who continue to hold the same proportionate interests in the property. This transaction involves a wholly-owned subsidiary deeding to its parent company. Rev. & Tax Sec. 11923(d).

DATED July 23, 1996

CONOPCO, INC., a New York corporation, successor by merger
to LAWRY'S FOODS, INC., a Delaware corporation

By

Ronald M. Lipton
Its: Vice President

STATE OF New York)
COUNTY OF New York) ss

On July 29, 1996, before me, Teresa W. Low, Notary Public, personally appeared Ronald M. Lipton, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

NOTARY PUBLIC

TERESA W. LOW
Notary Public, State of New York
No. 4787858
Qualified in Putnam County
Certificate Filed in New York County
Commission Expires February 28, 1998

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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CORRECTED LEGAL DESCRIPTION

PARCEL 1:

THOSE PORTIONS OF LOTS 62 AND 73 OF THE JEFFRIES TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 6 PAGE 441, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED BY THE FOLLOWING DESCRIBED LINES:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 62, SAID CORNER BEING A POINT IN THE NORTHWESTERLY LINE OF HURON STREET (FORMERLY COLUMBUS AVENUE) 60 FEET WIDE, DISTANT THEREON SOUTH 47 DEGREES 56 MINUTES 00 SECONDS WEST 873.60 FEET FROM THE INTERSECTION OF SAID NORTHWESTERLY LINE WITH THE SOUTHWESTERLY LINE OF AVENUE 26 (FORMERLY WELL STREET) 65 FEET WIDE, AS SAID INTERSECTION IS SHOWN ON THE MAP OF THE CHISLET TRACT RECORDED IN BOOK 8 PAGE 110 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 47 DEGREES 56 MINUTES 00 SECONDS EAST 95 FEET; THENCE PARALLEL WITH SAID SOUTHWESTERLY LINE OF AVENUE 26, NORTH 42 DEGREES 14 MINUTES 40 SECONDS WEST 357.71 FEET TO THE EASTERLY LINE OF SAN FERNANDO ROAD AS ESTABLISHED BY THE CITY ENGINEER OF THE CITY OF LOS ANGELES AND SHOWN IN C.E.F.B. 12276 PAGES 58 AND 59 ON FILE IN THE OFFICE OF SAID CITY ENGINEER; THENCE ALONG SAID EASTERLY LINE, SOUTH 12 DEGREES 39 MINUTES 36 SECONDS WEST 116.11 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 62; THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTH 42 DEGREES 14 MINUTES 40 SECONDS EAST 290.66 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOT 6 AND THE NORTHEASTERLY 20 FEET OF LOT 4 OF HOWLAND'S SUBDIVISION OF LOT 61 OF THE JEFFRIES TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14 PAGE 72, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE NORTHEAST AND SOUTHWEST LINES OF SAID PARCEL BEING PARALLEL WITH THE DIVIDING LINE BETWEEN LOTS 4 AND 6.

PARCEL 2 (A):

THAT PORTION OF LOT 2 OF THE HOWLAND'S SUBDIVISION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14 PAGE 72 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF LOT 4 OF SAID SUBDIVISION CONVEYED BY DEED RECORDED IN BOOK D 249 PAGE 723, OFFICIAL RECORDS OF SAID COUNTY, LYING NORTHERLY OF THAT FOLLOWING DESCRIBED LINE AND ITS EASTERLY PROLONGATION.

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 2, DISTANT SOUTHERLY THEREON, AN ARC DISTANCE OF 72.13 FEET; FROM THE MOST NORTHERLY CORNER OF SAID LOT 2; THENCE EASTERLY IN A DIRECT LINE TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 4, DISTANT SOUTHWESTERLY THEREON, 10.96 FEET FROM THE MOST EASTERLY CORNER OF SAID PORTION OF LOT 4 CONVEYED BY SAID DEED.

EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 2; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2; SOUTH 42 DEGREES 14 MINUTES 40 SECONDS EAST 69.78 FEET; THENCE PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 4, NORTH 47 DEGREES 56 MINUTES 00 SECONDS EAST 35.34 FEET; THENCE SOUTH 42 DEGREES 16 MINUTES 41 SECONDS EAST 17.72 FEET; THENCE SOUTH 48 DEGREES 45 MINUTES 19 SECONDS WEST 61.41 FEET TO A LINE PARALLEL WITH AND DISTANT NORTHERLY 7.50 FEET, MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF THE LAND DESCRIBED IN DEED TO JAYBEE MANUFACTURING CORPORATION, RECORDED AUGUST 11, 1964, AS INSTRUMENT NO. 3501 IN BOOK D 2585 PAGE 471, OFFICIAL RECORDS OF SAID COUNTY, THENCE ALONG SAID PARALLEL LINE, NORTH 70 DEGREES 29 MINUTES 46 SECONDS WEST 54.66 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT 2, SAID WESTERLY LINE BEING A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 5619.65 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS NORTH 79 DEGREES 03 MINUTES 44 SECONDS WEST, THENCE NORTHERLY ALONG SAID WESTERLY LINE, AN ARC DISTANCE OF 64.56 FEET TO THE POINT OF BEGINNING.

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EXHIBIT "A"

EXCEPT THEREFROM ALL MINERALS, OILS, GAS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE THEREOF, AS RESERVED BY STATE OF CALIFORNIA IN DEED RECORDED AUGUST 11, 1964 AS INSTRUMENT NO. 3501, IN BOOK D 2585 PAGE 471, OFFICIAL RECORDS.

PARCEL 2 (B):

AN EASEMENT FOR INGRESS AND EGRESS AND DRIVEWAY PURPOSES OVER THAT PORTION OF LOT 2 OF HOWLAND'S SUBDIVISION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14 PAGE 72, OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN A STRIP OF LAND 15 FEET WIDE; THE CENTER LINE OF SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID LOT 2 WITH A LINE PARALLEL WITH AND DISTANT NORTHERLY 7.50 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY LINE OF THE LAND DESCRIBED IN DEED TO JAYBEE MANUFACTURING CORPORATION, RECORDED AUGUST 11, 1964 AS INSTRUMENT NO. 3501 IN BOOK D2585 PAGE 471, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID PARALLEL LINE SOUTH 70 DEGREES 29 MINUTES 46 SECONDS EAST 54.56 FEET TO THE POINT OF ENDING.

THE SIDE LINE OF SAID STRIP OF LAND TO BE PROLONGED OR SHORTENED SO AS TO TERMINATE IN A LINE THAT BEARS SOUTH 48 DEGREES 43 MINUTES 19 SECONDS WEST AND WHICH PASSES THROUGH THE POINT OF ENDING AND TO BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN THE WESTERLY LINE OF SAID LOT 2.

PARCEL 3:

LOTS 1, 2, 3, AND 4 OF J. & M. MILLER TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN MAP IN BOOK 7 PAGE 197, OFFICIAL RECORDS.

PARCEL 4 (A):

LOTS 10 AND 11 OF THE SPECHT TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID LOT 11 DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT, THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT NORTHWESTERLY 40.88 FEET; THENCE SOUTHEASTERLY IN A DIRECT LINE TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT DISTANT ALONG SAID SOUTHEASTERLY LINE, NORTHEASTERLY 23.40 FEET FROM SAID MOST SOUTHERLY CORNER; THENCE ALONG SAID SOUTHEASTERLY LINE SOUTHWESTERLY 23.40 FEET TO THE POINT OF BEGINNING.

PARCEL 4 (B):

THOSE PORTIONS OF LOTS 12 AND 13 OF THE SPECHT TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 4 PAGE 37 OF MAPS; IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 12, THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 12, SOUTH 42 DEGREES 26 MINUTES 30 SECONDS EAST 96.70 FEET; THENCE WESTERLY IN A DIRECT LINE TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 13, DISTANT ALONG SAID NORTHWESTERLY LINE, 10.91 FEET SOUTHWESTERLY FROM THE MOST NORTHERLY CORNER OF SAID LOT 13; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINES OF SAID LOTS 13 AND 12 TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL MINERALS, OIL, GASES AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE THEREOF, AS RESERVED BY THE STATE OF CALIFORNIA IN DEED RECORDED SEPTEMBER 16, 1964 AS INSTRUMENT NO. 4010, IN BOOK D 2629 PAGE 42, OFFICIAL RECORDS.

PARCEL 5:

A PORTION OF LOT 9 OF THE SPECHT TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH PORTIONS OF LOTS 13 AND SOUTHWESTERLY 20 FEET OF LOT 14 OF THE JEFFRIES TRACT, IN SAID CITY, COUNTY AND STATE, AS SHOWN ON THE MAP RECORDED IN BOOK 6, PAGE 441, OF MISCELLANEOUS RECORDS, IN SAID OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF SAID LOT 9, TOGETHER WITH THAT PORTION OF THAT CERTAIN PARCEL OF LAND ACQUIRED BY DEED RECORDED NOVEMBER 19, 1958 AS INSTRUMENT NO. 1680 IN BOOK D280 PAGE 96, OFFICIAL RECORDS IN SAID OFFICE, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE AND THE EASTERLY PROLONGATION THEREOF.

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 9, DISTANT SOUTH 47 DEGREES 26 MINUTES 24 SECONDS WEST THEREON 7.34 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 9; THENCE SOUTH 72 DEGREES 18 MINUTES 02 SECONDS EAST, TO THE SOUTHEASTERLY LINE OF SAID PARCEL SO ACQUIRED.

EXCEPT ALL MINERALS, OILS, GASES AND OTHER HYDROCARBON BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE THEREOF, AS RESERVED BY THE STATE OF CALIFORNIA, IN DEED RECORDED NOVEMBER 16, 1964 IN BOOK D2700 PAGE 67, OFFICIAL RECORDS.

PARCEL 6:

LOT 3 OF THE THOMAS MILLER TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 197 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 7:

THE EASTERLY 40 FEET OF LOT 14 OF THE JEFFRIES TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 441 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 40 FEET; THENCE SOUTHEASTERLY, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 135 FEET TO THE SOUTHEASTERLY LINE THEREOF; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE, 40 FEET TO THE MOST EASTERLY CORNER OF SAID LOT; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT, 135 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION WITHIN THE LINES OF FIGUEROA STREET FORMERLY DAYTON AVENUE, AS WIDENED, AS DESCRIBED IN BOOK 6002 PAGE 8 OF DEEDS.

ALSO EXCEPT ONE-HALF OF ALL OIL WITH RIGHT OF EXTRACTION BY SLANT DRILLING ONLY AS RESERVED BY AMALIA BELLING, A WIDOW, IN DEED RECORDED FEBRUARY 14, 1949, AS INSTRUMENT NO. 708, OFFICIAL RECORDS.

PARCEL 8:

THE SOUTHWEST 40 FEET OF LOT 15 OF JEFFRIES TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 441 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION THEREOF WITHIN THE LINES OF FIGUEROA ST. FORMERLY DAYTON AVENUE, AS WIDENED, AS DESCRIBED IN BOOK 6002 PAGE 8 OF DEEDS.

PARCEL 9:

LOTS 15 AND 16 OF JEFFRIES TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 441 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

EXCEPT THE SOUTHWEST 40 FEET OF SAID LOT 15;

ALSO EXCEPT THE NORTHEAST 40 FEET OF SAID LOT 16;

ALSO EXCEPT THE NORTHWEST 35.51 FEET OF THE REMAINDER OF SAID LOTS;

ALSO EXCEPT THAT PORTION THEREOF WITHIN THE LINES OF FIGUEROA ST., FORMERLY DAYTON AVENUE, AS WIDENED, AS DESCRIBED IN BOOK 6002 PAGE 8 OF DEEDS.

PARCEL 10:

THAT PORTION OF LOT 16 OF THE JEFFRIES TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 441, MISCELLANEOUS RECORD OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 16; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, 40 FEET; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT, 81 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, 40 FEET TO THE EASTERLY LINE THEREOF; THENCE SOUTHERLY ALONG SAID EASTERLY LINE, 81 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION THEREOF WITHIN THE LINES OF FIGUEROA STREET, FORMERLY DAYTON AVENUE, AS WIDENED, AS DESCRIBED IN BOOK 6002 PAGE 8 OF DEEDS.

PARCEL 11:

THAT PORTION OF HURON STREET, AS VACATED BY THE CITY OF LOS ANGELES BY RESOLUTION TO VACATE NO. 81-21723, A CERTIFIED COPY OF WHICH RECORDED FEBRUARY 11, 1986 AS INSTRUMENT NO. 86-185452, OFFICIAL RECORDS, 60.00 FEET WIDE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF TRACT NO. 30692, AS PER MAP RECORDED IN BOOK 800 PAGE 43 AND 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED AS FOLLOWS:

BOUNDED NORTHEASTERLY BY THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF AVENUE 22, SHOWN ON SAID MAP.

BOUNDED SOUTHERLY BY A LINE EXTENDED FROM A POINT IN THE NORTHWESTERLY LINE OF SAID HURON STREET, DISTANT THEREON SOUTHWESTERLY 10.96 FEET FROM THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 40.00 FEET OF LOT 4 OF HOWLAND'S SUBDIVISION, AS PER MAP RECORDED IN BOOK 14 PAGE 72 OF MISCELLANEOUS RECORDS OF SAID COUNTY RECORDER'S OFFICE, SOUTHEASTERLY TO A POINT IN THE SOUTHEASTERLY LINE OF SAID HURON STREET, DISTANT THEREON SOUTHWESTERLY 10.91 FEET FROM THE MOST NORTHERLY CORNER OF LOT 13 OF THE SPECHT TRACT, AS PER MAP RECORDED IN BOOK 4 PAGE 37 OF MAPS, IN SAID COUNTY RECORDER'S OFFICE.

EXCEPT ALL RIGHTS AS EXCEPTED IN DEEDS OF ADJOINING PARCELS.

PARCEL 12:

LOT 8 OF THE CHISLETT TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 110 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 13:

LOT 10 OF THE CHISLETT TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 110 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 14:

LOT 15 OF THE CHISLETT TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 110 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 15:

LOT 4, 5 AND 6 OF ROBERT MARSH AND COMPANY'S IDELL TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 16:

LOTS 1 AND 2 OF THE THOMAS MILLER TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 197, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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PARCEL 17:

LOT 1 OF TRACT NO. 30692, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 800 PAGES 43 AND 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF LOT 11 OF ROBERT MARSH AND COMPANY'S IDELL TRACT AS PER MAP RECORDED IN BOOK 10 PAGE 24 OF MAPS, ALL OIL, GAS, MINERALS, AND HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF SURFACE ENTRY AS RESERVED BY MARTHA A. FINEHOUT, A WIDOW, IN DEED RECORDED JULY 28, 1967 IN BOOK D-3716 PAGE 856, OFFICIAL RECORDS AS INSTRUMENT NO. 646.

ALSO EXCEPT FROM THAT PORTION OF SAID LAND, LYING WITHIN THE LINES OF THE SOUTHERLY ONE-HALF OF SAID LOT 9 ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS LYING IN AND UNDER SAID LAND ABOVE DESCRIBED OR PRODUCED AND SAVED THEREFROM; AND FURTHER EXCEPTING AND RESERVING TO GRANTOR THE SOLE AND EXCLUSIVE RIGHTS TO DRILL INTO, FROM AND THROUGH SAID LAND AND ALL SUBSURFACE EASEMENTS NECESSARY OR COVENTENT TO PROSPECTING FOR PRODUCING AND DEVELOPING GAS, OIL AND OTHER HYDROCARBON SUBSTANCES AND MINERALS BY MEANS OF SLANT DRILLING OPERATIONS CONDUCTED FROM SURFACE LOCATIONS OUTSIDE SAID LAND, INTO OR THROUGH SAID LAND, TO PRODUCING INTERVALS EITHER WITHIN OR BEYOND SAID LAND; ALL SUBJECT, HOWEVER, TO THE CONDITIONS THAT, IN THE ENJOYMENT OF SAID RESERVED AND EXCEPTED RIGHTS AND INTERESTS GRANTOR SHALL NOT ENTER UPON THE SURFACE OF SAID LAND OR INTO THE UPPER 500 FEET THEREOF MEASURED VERTICALLY FROM SAID SURFACE, AS RESERVED TO THE GRANTOR THEREIN, IN DEED EXECUTED BY CALIFORNIA BANK, AS EXECUTOR OF THE ESTATE OF JOHN E. A. BOHNING, DECEASED, RECORDED MARCH 2, 1959 IN BOOK D-383 PAGE 141, OFFICIAL RECORDS.

PARCEL 18:

PARCEL LOT 1 OF TRACT 31413, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 859 PAGES 99 AND 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 19:

LOTS 1, 2 AND 3 OF THE SPECHT TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 37, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID LOT 3 LYING NORTHERLY OF A STRAIGHT LINE EXTENDING FROM A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 3, DISTANT SOUTHEASTERLY 15.14 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 3 TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 3, TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 3, DISTANT SOUTHWESTERLY 6.06 FEET FROM SAID MOST NORTHERLY CORNER.

PARCEL 20:

THOSE PORTIONS OF LOTS 4 AND 17 OF SPECHT TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 4 PAGE 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

(PARCEL A:)

THAT PORTION OF SAID LOT 17 WHICH LIES SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 17, DISTANT SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE 76.23 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 17; THENCE SOUTHEASTERLY IN A DIRECT LINE TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 17, DISTANT SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE, 6.06 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 4.

EXCEPT THEREFROM ALL MINERALS, OILS, GASES AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER PARCEL A HEREINABOVE DESCRIBED WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE THEREOF, AS RESERVED BY THE STATE OF CALIFORNIA IN DEED RECORDED DECEMBER 3, 1965 AS INSTRUMENT NO. 4234.

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(PARCEL B:)

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THAT PORTION OF SAID LOT 4 WHICH LIES SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 4, DISTANT SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE, 15.14 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 4, THENCE SOUTHEASTERLY IN A DIRECT LINE TO A POINT IN A LINE PARALLEL WITH AND DISTANT NORTHWESTERLY, 15.00 FEET MEASURED AT RIGHT ANGLES, FROM THE SOUTHEASTERLY LINE OF SAID LOT 4, DISTANT NORTHEASTERLY ALONG SAID PARALLEL LINE, 36.63 FEET FROM THE SOUTHWESTERLY LINE OF SAID LOT 4.

EXCEPT THEREFROM ALL MINERALS, OIL, GASES AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER PARCEL B HEREINABOVE, DESCRIBED WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE THEREOF, AS RESERVED BY THE STATE OF CALIFORNIA, IN THE DEED RECORDED DECEMBER 3, 1965 AS INSTRUMENT NO. 4234.

PARCEL 21:

LOT 18 OF THE SPECHT TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LOT 18 DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT, SOUTH 42 DEGREES 29 MINUTES 56 SECONDS EAST 76.23 FEET; THENCE NORTH 64 DEGREES 15 MINUTES 59 SECONDS WEST 30.16 FEET; THENCE NORTH 65 DEGREES 37 MINUTES 45 SECONDS WEST 52.40 FEET TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT, DISTANT ALONG SAID NORTHWESTERLY LINE SOUTHWESTERLY 31.77 FEET FROM SAID MOST NORTHERLY CORNER; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 47 DEGREES 26 MINUTES 24 SECONDS EAST 31.77 FEET TO THE POINT OF BEGINNING.

PARCEL 22:

THAT PORTION OF LOT 25 OF THE DAYTON AVENUE HOME TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 7, PAGE 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED IN BOOK 17703 PAGE 354 OF OFFICIAL RECORDS IN SAID OFFICE; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT NORTH 42 DEGREES 26 MINUTES 23 SECONDS WEST, 68.68 FEET; THENCE SOUTH 61 DEGREES 07 MINUTES 53 SECONDS EAST, 23.87 FEET; THENCE SOUTHEASTERLY IN A DIRECT LINE TO A POINT IN THE NORTHWESTERLY LINE OF SAID CERTAIN PARCEL SO CONVEYED, DISTANT NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE 18.97 FEET FROM SAID MOST WESTERLY CORNER; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE 38.97 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL MINERALS, OILS, GASES AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND WHEREIN ABOVE DESCRIBED WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE THEREOF, AS RESERVED IN DEED FROM STATE OF CALIFORNIA, RECORDED MARCH 3, 1966 AS INSTRUMENT NO. 2914, OFFICIAL RECORDS.

PARCEL 23:

LOT 26 OF THE DAYTON AVENUE HOME TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID LOT DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT TO THE MOST EASTERLY CORNER THEREOF; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT, A DISTANCE OF 28 FEET; THENCE SOUTHWESTERLY IN A DIRECT LINE TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT DISTANT THEREON 30 FEET NORTHWESTERLY FROM SAID MOST SOUTHERLY CORNER; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING.

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ALSO EXCEPT THEREFROM, THAT PORTION OF LOT 26 DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF SAID LOT WITH THE SOUTHEASTERLY LINE OF THAT CERTAIN STRIP OF LAND CONDEMNED FOR THE WIDENING OF FIGUEROA STREET, FORMERLY DAYTON AVENUE, IN CASE NO. 85374 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES, A CERTIFIED COPY OF SAID DECREE BEING RECORDED IN BOOK 6002 PAGE 8 OF DEEDS, IN SAID OFFICE; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 42 DEGREES 26 MINUTES 23 SECONDS EAST, 18.15 FEET; THENCE IN A DIRECT LINE NORTH 61 DEGREES 07 MINUTES 53 SECONDS WEST, 19.14 FEET TO A POINT IN SAID ABOVE MENTIONED SOUTHEASTERLY LINE DISTANT ALONG SAID SOUTHEASTERLY LINE SOUTH 47 DEGREES 24 MINUTES 13 SECONDS WEST, 6.14 FEET FROM SAID INTERSECTION; THENCE ALONG SAID SOUTHEASTERLY LINE NORTH 47 DEGREES 24 MINUTES 13 SECONDS EAST, 6.14 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL 24:

LOT 27, OF THE DAYTON AVENUE HOME TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID LAND CONDEMNED FOR THE OPENING AND WIDENING OF DAYTON AVENUE AS SET FORTH IN A FINAL DECREE OF CONDEMNATION IN CASE NO. 85374 SUPERIOR COURT OF SAID COUNTY, A CERTIFIED COPY THEREOF BEING RECORDS IN BOOK 6002 PAGE 8 OF DEEDS.

ALSO EXCEPT THAT PORTION OF LOT 27 GRANTED TO STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT TO THE MOST EASTERLY CORNER THEREOF; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT A DISTANCE OF 30 FEET; THENCE SOUTHWESTERLY IN A DIRECT LINE TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT, DISTANT THEREON 32 FEET NORTHWESTERLY FROM SAID MOST SOUTHERLY CORNER; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 32 FEET TO THE POINT OF BEGINNING.

PARCEL 25:

THE SOUTHERLY 19 FEET OF THE NORTHERLY 54 FEET OF THE EASTERLY 40 FEET OF LOT 16 OF THE JEFFRIES TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 441 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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